

Real Estate News

\$2,000,000 New Flat for Park Avenue

Michael E. Paterno Buys Site at 89th Street Corner and Will Erect Fourteen-Story House on Plot

Michael E. Paterno through Elettus T. Backus yesterday completed a deal for the purchase of the northeast corner of Park Avenue and Eighth-ninth Street from the Alliance Realty Company, represented by Clarke G. Dailey, vice president. The site, which is now occupied by six five-story apartments, with a frontage of 100.8½ feet on the avenue and 133.4 feet on the street, will be improved by Mr. Paterno with a fourteen-story apartment house. The project will involve an outlay of \$2,000,000.

The building will contain suites of four, six, seven and eight rooms, and still larger suites, if desired. Mr. Paterno recently completed the Alliance company's apartment at 375 Riverside Drive, at the corner of 110th Street, the site of which was purchased from Robert A. Dowling. The latter plot was formerly owned by the Russell Sage estate. Mr. Paterno was also interested with his brother, Dr. Charles V. Paterno, in the construction of the large apartment building on the block bounded by Madison and Park avenues, Forty-seventh and Forty-eighth streets. Legal details of the transaction closed yesterday were attended to by Davis, Elms and Scheraga for the buyer, and Hodge & Sanders for the seller, the Alliance company. Mr. Paterno has obtained a loan of \$850,000 from the Lawyers' Mortgage Company for the improvement, besides an option to purchase from the Alliance Realty Company the remainder of the Park Avenue block to Ninetieth Street in case he decides to extend the operation.

Flat Buying in Harlem And on Lower East Side

Operators Take Over 2 Apartments at Madison Avenue and 120th Street

The Bier Realty Company sold to the Matthews Holding Company the two-story flats and stores at 1824 to 1830 Madison Avenue, southwest corner of 118th Street, 80x75.

George H. Walker sold to the Davana Realty Corporation the two four-story flats at 218 and 220 East 103rd Street, 18x100.11.

Harry Menchenberg sold to Rosa Lazar the five-story house at 236 West 124th Street, 18x100.11.

George Kraus sold to Charles Reid the four-story flat at 65 West 132d Street, 25x100.11.

Wilhelm Lauter sold to Joseph, George O. and Josephine Nole the four-story flat and store at 137 West 100th Street, 25x100.11.

Carrie M. Meyers sold to Gladys Howell the five-story apartment at 202 West 148th Street, 37x50.11.

The Hudson P. Rose Company, operators, purchased from Clark Brothers the two four-story flats at 404 and 406 East 12d Street, 36x100. David S. Gerstman was the broker.

Joseph Redler sold to Esther Jones the five-story apartment at 416 West 88th Street, 37x51.12.4.

Alphonse Bohrer sold to George Kauch the five-story flat at 45 East Ninety-fourth Street, 25x100.8.

John A. Weekes sold to Mary Casto the six-story tenement at 94 and 96 Roosevelt Street, 40x76.15.

Ephraim Fleisher sold to Morris Ekanazi the five-story house with store at 169 Forsyth Street, 27x50.2.

B. Chienkin resold for Albert Hoff the estate of August Hoff 109 Willett Street, southeast corner of Stanton Street, a six-story tenement and stores, 25x75, to Harry Pines.

Daniel P. Mahoney sold to the Rapid Sales Corporation the four-story building at 11 and 13 James Street, 52x134.11 irregular.

Business Rentals in Central And Other Up-Town Zones

Thomson & Flaunbacher, Inc. leased at an aggregate rental of \$100,000 the southerly store and basement at 682 Fifth Avenue to the Gem Air Permanent Wave Company, Inc., now at 619 Fifth Avenue, in the Buckingham Hotel Building, which is now being demolished to make way for the erection of the new department store of Saks & Co.

The Cross & Brown Company leased to Al Lichtenman Corporation, motion picture distributors, the ninth floor of the building under construction at 650 Broadway, and part of the fourth floor at 15 East Fifty-ninth Street to Louis E. W. Marsh; the third floor rear at 15 East Fifty-ninth Street to Walter W. Stake; second and third floors at 245 West Fifty-fifth Street to the Auto Hardware and Equipment Company; space in the Fisk Building, Broadway and Fifty-seventh Street, to Charles S. Huntley, Sidney L. Cross and Max Rabinoff; also the building, 20-22 West Fifty-eighth Street for the American Fire Engine Company to the New System Motor Sales Corporation for a service station.

The Brown, Wheelock-Harris, Vought & Co. Inc. leased the ground floor at 14 West Forty-fifth Street to M. Greedy & Schreiber, shoe dealers, and the store at 435 Park Avenue to Elsie Sloan Farley, interior decorator.

Frederick Fox & Co. leased to Goldberg & Samuels the store at 1576 Broadway.

Spear & Co. leased space at the Saint Denis Offices, 799 Broadway, to the Scientific World Publishing Company; Catherine Hyman, perfumery; Pearson's Magazine, Inc.; Ralph Treitelman, textile jobber; at 80-82 Fifth Avenue to Albert Grossman; at 1182 Broadway to Alfred J. O'Brien; at 42-46 West Twenty-third Street to David Solomon; at the St. James Building, 133 Broadway, to the Upsala College, Remworth, N. J.; and Pollak & Bernman, public accountants, and in the Tilden Building, 105-111 West Fortieth Street, to O'Keefe's Beverages, Ltd.

John J. and Theodore A. Kavanagh leased to the Capitol Sample Furniture Company, 1420 Broadway, present, lots one and two in the Silver Building at 1664 Broadway, between Fifty-first and Fifty-second streets. The tenant recently leased through the same broker lots five and six in the same building.

Operators Sell Flat Held For Seventeen Years

Charles W. Wynne and Louis H. Low, operators, have sold to John Simak the eight-story apartment house at 2655 Avenue C, adjoining 142d Street. Charles Cohn was the broker who negotiated this transaction. The sellers have owned the property seventeen years.

Sales of Garages

The Regular Realty Company resold to the Traymore Garage Corporation the two-story garage at 48 Union Place, 100x100.

Albert Horstmann sold to Joseph Sternberg the four-story garage at 4-5 Wall Place, 43x24.75.

Many Flats and Dwellings In Bronx Change Hands

Operators and Investors Share in the Heavy Trading in Many Sections

Samuel Brenner bought from George Davis the five-story apartment at the southwest corner of Clinton Avenue and 175th Street, 100x25, through C. P. Cohen. Mr. Brenner also resold to Frederick M. Czaki the vacant plot, 107.4, 100.3, at the southwest corner of Jerome and Tremont avenues, being part of the block front on Tremont Avenue, extending over to Clinton Avenue, recently acquired from Thomas Walker.

Alexander Selkin, Carl Jaffe and Samuel Hochstein, sold for Glick, Herschorn & Co. the five-and-a-half-story apartment at 2400 Davidson Avenue, 75x100.

The Pierre & Golden Company sold for Samuel Bell the five-story apartment, 50x100, accommodating thirty families, at 2419-21 Hoffman Street.

The Hudson P. Page Company bought the two four-story flats at 944 and 946 Trinity Avenue, 38x100, through David S. Gerstman.

Sadie R. Rosenthal sold to Samuel J. Rogov the four-story flat, 429 Claremont Parkway, 37x84.

James Montgomery & Son and James Henry sold the four-story apartment 280 East 135th Street.

Joseph Webber sold to Carlo Regallo the four-story flat at 467 East 146th Street, 25x100.

Charles Frenbaum sold to Morris Weichbrod the four-story flat at 1135 Simpson Street, 25x100.

The L. M. L. Realty Company sold to Meyer Markowitz the two five-story apartments at 548 to 562 Fox Street, 50x115.

Antonio Claffa sold to Michael Green the two-story dwelling at 531 Trinity Avenue, 17x98.

William Hamilton sold to Jean B. Albert the two-story dwelling at 434 East 135th Street, 16x100.

August Lauter sold to Alma Krebs the three-story dwelling at 747 East 136th Street, 25x100.

Sarah L. Kovits sold to Jennie Kaufman the three-story house at 910 East 179th Street, 27.5x32.6.

Eva Ferman sold to Louis Boxheimer the two-story dwelling at 1401 Nelson Avenue, 16.1x46.9.

Several More Attracted To Charms of Pelhams

Fish & Marvin sold for James Lucicente property on the corner of Pelhamdale and Colonial avenues, Pelham Manor, to Dr. Bruno. It was held at \$20,000.

Also sold for Mrs. Anne P. Altieri lots at Highbrook Avenue, Pelham Manor, to James E. Girvin, of this city. The property was held at \$4,500.

The same brokers leased for the H. S. Realty Company, Inc., a house on Elderwood Avenue, at Pelham, to Mrs. John W. Roche her house on Corlies Avenue, at Pelham Heights, to R. E. M. Gowie, of the American Railway Express Company, for a few years; also rented for Mrs. Richard Onlahan her house in Bolton Gardens, furnished, for the winter, to Dr. J. M. Herrington, of Mount Vernon.

Chauncey E. Griffin has rented for George H. White 5 Carroll Avenue, Pelham Heights, to A. D. Meany, of New York.

Prince & Ripley sold for L. R. Genung a plot on Wayne Avenue, in the Battle Hill section of White Plains, to C. C. Meloney. The same brokers sold for the Prince Construction Company a plot on Main Street Extension to Charles O'Dell.

Charles D. Hobbs Sells Home, Occupied for 15 Years

Slawson & Hobbs sold for Charles D. Hobbs, secretary of the company, his residence, a five-story American basement house, at 614 West 114th Street. Mr. Hobbs has owned and occupied the house for the last fifteen years. Nathan Maiseles, the purchaser, buys for occupancy.

James H. Cruikshank resold to Dr. Charles J. Thatcher 70 East Ninety-second Street, a four-story dwelling, 16.5x100.8½. John J. Kavanagh was the broker.

Porter & Co. have sold for the estate of Mary J. Havemeyer the three-story dwelling at 207 West 122d Street.

Mary D. Boyle sold to Bruno Guenther the three-story dwelling at 239 West Thirtieth Street, 20.10x103.3.

Lina Kolb sold to Joseph G. Crusell the two three-story dwellings at 554-556 West 182d Street, 35.8x70.

Former Mayor Louis F. Dodd Sells Home in Montclair

F. M. Crawley & Bros. sold for former Mayor Louis F. Dodd his residence on the east side of Russell Terrace near Union Street to J. M. Porter. The residence for many years was owned by the late Thomas Russell, former president of the Montclair Town Council. It immediately adjoins the Elizabethan residence of Colonel Isaac N. Lewis, inventor of the Lewis gun, and is a three-story frame and stucco house containing fourteen rooms and three baths. The property has a frontage of 140 feet and extends some 300 feet in depth. The property was held at \$40,000.

For Rent or Sale Private Houses on West End Avenue, Streets, and Suburbs

Private Houses on West End Avenue, Streets, and Suburbs. SLAWSON & HOBBS, 142 W. 72D ST.

REALTY ASSOCIATES "Buildings of Good Housekeeping Homes" 162 Remsen Street, Brooklyn.

Long Island. SACRIFICE choice site in Douglas Manor, near bathing beach; change of plans prevents owner from building; will sacrifice to first buyer. D. 246, Tribune.

Westchester NEW TWO-FAMILY HOUSES.

Six-room apartment, enclosed sun porch, southern exposure; breakfast nook, bath, built-in shower, refrigerator, etc. ALBERT LOCKWOOD, builder, residence 547 Van Cortlandt Park av. Phone 4904.

7-ROOM Colonial house, all improvements; corner plot, 100x100; garage, 16 minutes to train and trolley; 15 minutes to Rye Beach; price \$12,000. A. L. PHILLIPS & SONS, owners and builders, 24 and Henry sts., Harrison, N. Y.

Send for booklet, SUBURBAN WEST-CHESTER, giving vital information about the various towns of Westchester County. Send postage four cents. Prices & Ripley, 842 Madison Ave., New York City.

New Jersey TWO NEW HOUSES

Only 30 minutes from Hudson Terminal. In restricted N. J. \$7,000 and \$5,000; small amount of cash required. Frank Miller, 13 Park Row. Daresley 3555.

ELECTRICALLY Earning \$200 cash weekly. OPERATE Property of complete with DAIRY FARM stock, crops, etc. Bargain. EUGENE JOBS-H. F. BECK CO., 122 Broadway, N. Y. C.

FREE list of houses for sale and rent. Write VAN WINKLE CO., Rutherford, N. J.

Connecticut RAILING-RAILS RELAYERS

We own and offer for sale for prompt shipment to your location. RELAYING STEEL RAILS WITH ANGLE BARS in all weights and tonnage. Rails for main lines, spurs, sidetracks, etc. NOW IS THE TIME TO LET US KNOW YOUR WANTS ON THIS MATERIAL. GET OUR QUOTATIONS.

State weight, tonnage and destination. Hyman-Michaels Company. Offices at New York City, St. Louis, Chicago, Pittsburgh, New York City, Dept. 8, 511 People's Gas Building, Chicago, Ill.

Brooklyn Stores Bring Nearly 3 Million Rental

Robert G. Coverdale reports three leases in the retail shopping district of Brooklyn, involving close to \$3,000,000, closed by him. He has leased to the Fairbairn Shoe Company an 18-foot store in the former Sterling Piano Building, at the corner of Fulton Street and Hanover Place, for twenty-one years for an aggregate rental of \$1,000,000. In the same building he has leased an adjoining store with the Leverich Realty Company to Strickler, women's wear, for a similar term and rent.

Mr. Coverdale, with Harvey B. Nevins, also leased to the J. G. McCrory 5 and 10 Cent Stores Company the store at 500 Fulton Street for seventeen years at an aggregate rental of \$800,000.

\$29,415 for Jersey Lots. Joseph P. Day on Saturday sold ninety-two lots in the Newbrook district of Plainfield, N. J., for \$29,415. The property is situated on Leland Avenue, Denmark Road and Fernwood Avenue.

\$300,000 New Apartment. Plans have been filed for a nine-story apartment, 75x85.8, at 115 East Ninetieth Street, for the Columbus Contracting Company. V. C. Farrar, the architect, estimates the cost at \$300,000.

APARTMENTS FOR SALE OR TO LET

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Stop worrying about an apartment

Come to Jackson Heights

If you are concerned as to where to find an apartment in keeping with your living standards—come and see the newest garden apartments in this fine restricted residential section of New York City.

The newest group is fast passing to new tenant-owners, but there is still a wide choice for those who act quickly.

The rooms are all large, sun-shiny and airy; with open fireplaces, sun-parlors, and most completely equipped kitchens.

Reduce your rent to "cost" by paying only your pro-rata share of the building operating expenses.

Your present rent will buy a Garden Apartment at Jackson Heights, if you are now paying \$150 to \$250 a month; small initial payment; balance same as rent.

Jackson Heights

22 Minutes from 42nd St. Subway Station

New Elevator Garden Apartment Homes

5, 6 and 7 Rooms—2 to 4 Baths

Larger suites arranged to suit your requirements

Golf, Tennis, Children's Playgrounds, Gardens, Etc.

Tenant-Ownership Plan—Liberal Terms Social and Business References Required

The Queensboro Corporation 50 East 42d St.

VISIT JACKSON HEIGHTS TO-DAY

Take Subway to Grand Central transfer to Queensboro Subway (Corona Line) to 25th St. (Jackson Heights) Station—(Office Opposite Station)

By Motor—29th via Queensboro Bridge, Jackson Ave. to 15th St.

Apartment's Open for Inspection, Daily and Sunday, Until 9 P.M.

REAL ESTATE—SALE OR RENT

Manhattan. 4-STORY and basement, lower West 99th, 14 rooms, 2 baths, good condition; electric lights, parquet; first mortgage \$24,000; price \$27,500; cash \$5,000; possession Oct. 1. Coughlan & Co., Inc., 205 W. 72d.

6-STORY new-law apt. house, 87x111, layout 2-4, 2-5, good condition; renting for \$10,000; price \$47,500; assessed at \$47,000; cash \$5,000; possession Oct. 1. LAN & COMPANY, Inc., 200 W. 72d.

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State weight, tonnage and destination. Hyman-Michaels Company. Offices at New York City, St. Louis, Chicago, Pittsburgh, New York City, Dept. 8, 511 People's Gas Building, Chicago, Ill.

DEPENDABLE SERVICE

Woman in \$500,000 Deal in Midtown Section

Gets Other Realty and Cash for Office Building in Twenty-third Street

Frank J. Welton bought through Byrne & Bowman from Mary S. Wyse the four-story store and office building at 30 East Twenty-third Street, 25x100, which she has owned since 1883. The store is occupied under a long lease by the Mirror Candy Company. Mr. Welton gave in exchange the eleven-story store and office building at 39 East Twenty-third Street, 25x92, besides a cash payment. The deal involves about \$500,000. This is the second purchase by Mr. Welton in this vicinity through the same brokers.

More Homes for Brooklyn

J. Salzbarg sold for Paul Connolly to H. Downing a six-room cottage, 24x100, at 1945 East Fifth Street, and for P. M. Unger to P. Levin, plot 140x100, at the southwest corner of Eleventh Avenue and Fifty-second Street. Five two-family houses will be erected on this property.

Lots at St. Albans Sold

The Jere Johnson Jr. Company sold 204 lots at St. Albans, L. I., on Saturday, including groves, for a total of \$24,750, to forty-six different purchasers. The lots are located in a well improved section.

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